




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Ward Place

ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 6FB



THE LOCATION

Livingston, West Lothian

Ward Place sits in the ever-popular Eliburn area of Livingston and is particularly close to Peel Primary School, St Margaret's Academy and Livingston North train station.

Livingston itself offers a selection of amenities to including nursery, primary and secondary schooling, supermarkets, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by a mainline railway station (Livingston North is approximately 0.2 miles away) and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club is just over one and a half miles away.



2 WARD PLACE

Eliburn, Livingston

McEwan Fraser is delighted to present this immaculate three bedroom detached villa to the market. A well-loved family home, the property is an ideal starter home for a family and offers an incoming purchaser plenty of potential to make their own mark. The property benefits from a generous reception room, well-appointed kitchen, two double bedrooms including an en-suite master bedroom, further single bedroom, good sized family bathroom, integral garage, off-street parking and private garden to front and rear. For extra warmth and comfort, there is gas central heating and double glazing throughout.

Accommodation is focused towards a generous reception room which runs the full width at the rear of the property. This allows your primary entertaining space to open onto the rear garden. There is ample space for a large suite, dining table and further free standing furniture. The kitchen faces the front of the property and includes a good range of base and wall mounted units arranged to give space for free standing appliances. Gas hob and electric oven are integrated. The ground floor also benefits from a WC off the central hallway. Climbing the stairs, the first-floor landing gives access to the three-bedrooms, family bathroom and a large loft for additional storage. The master bedroom faces the rear for the property and includes built-in wardrobes, en-suite shower room and ample floor space for further supporting furniture. The second double bedroom faces the front of the property and also includes built-in wardrobes. Bedroom three is a good-sized single that also has built-in wardrobes. Internal accommodation is completed by the family bathroom which enjoys good natural light and a three-piece suite.

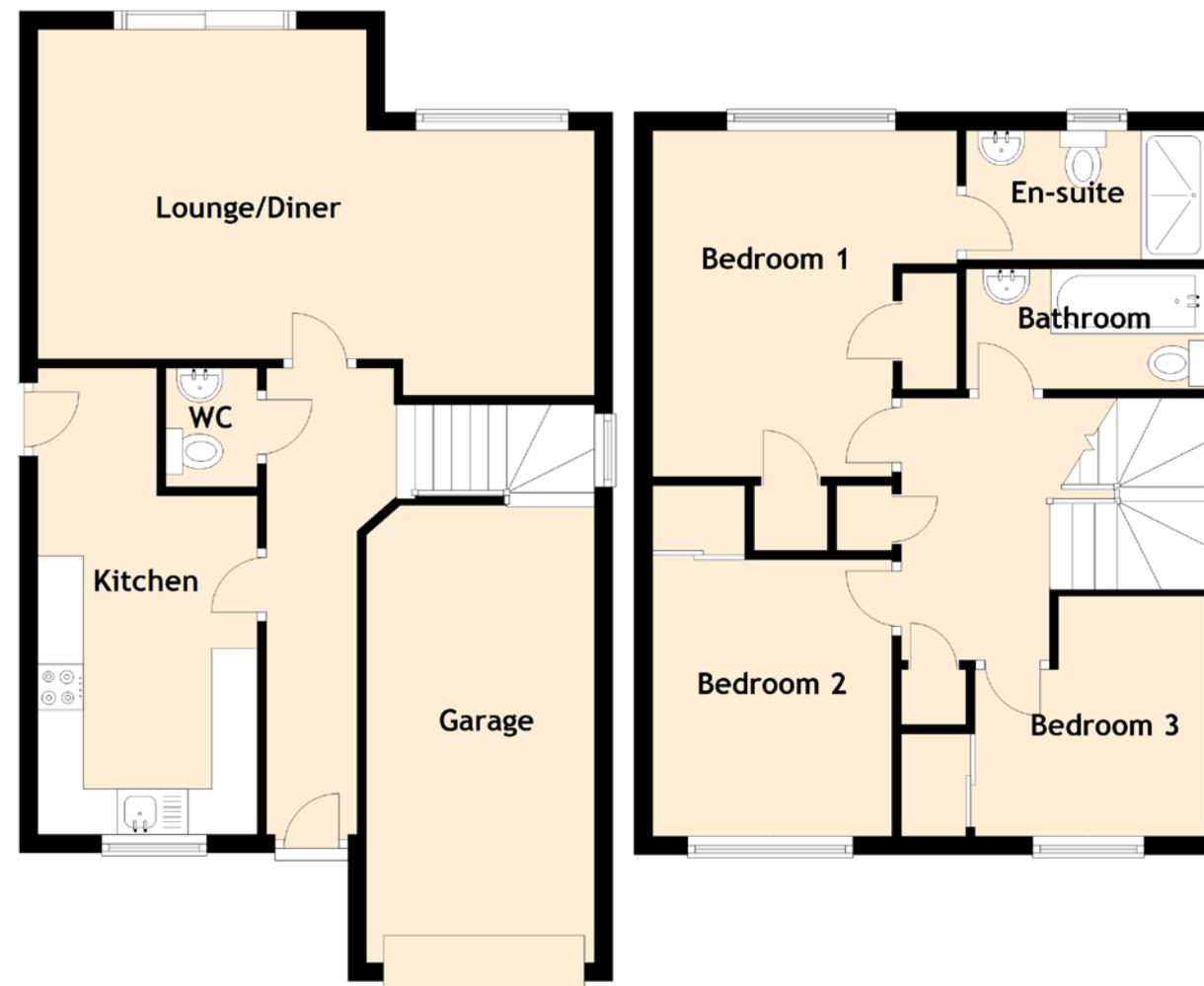
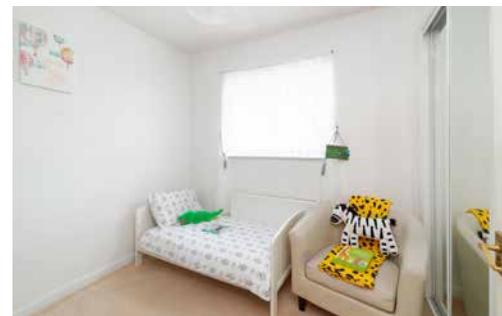
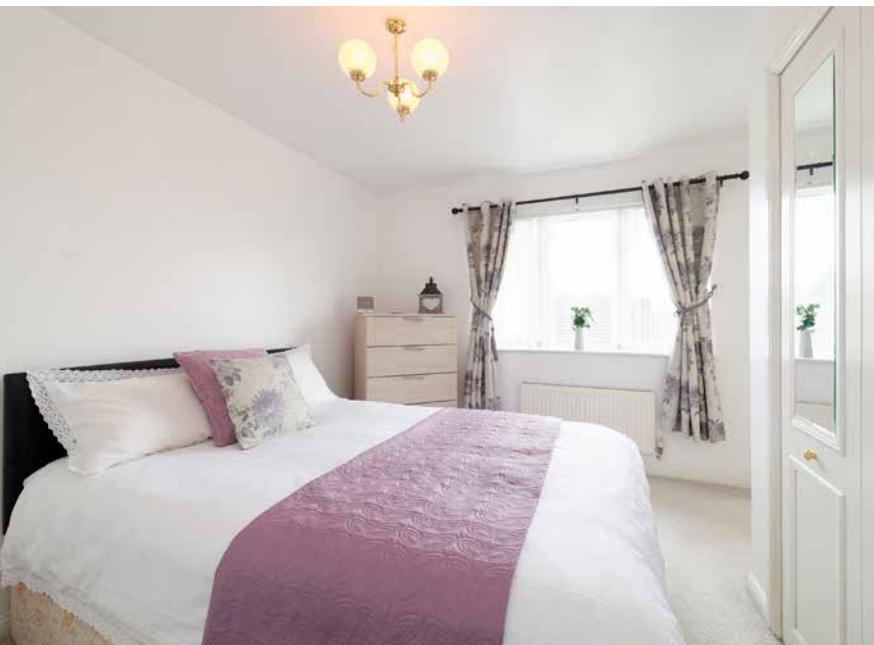
Externally, the property has a well maintained front lawn and double driveway in keeping with surrounding properties. There is a mature rear garden with paving, mature lawn and flower beds.



KITCHEN
& LOUNGE



BEDROOMS, BATHROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.10m (20') x 3.60m (11'10")
Kitchen	5.10m (16'9") x 2.40m (7'10")
Bedroom 1	3.75m (12'4") x 3.30m (10'10")
En-suite	2.60m (8'6") x 1.40m (4'7")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bedroom 3	2.70m (8'10") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.30m (4'3")
WC	1.30m (4'3") x 1.00m (3'3")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 83m²
EPC Rating: D



Image credit: <https://www.abnmeasure.co.uk/comps/>



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